

**STATE OF HAWAII  
DEPARTMENT OF TRANSPORTATION  
869 PUNCHBOWL STREET  
HONOLULU, HAWAII 96813-5097**

IN REPLY REFER TO:

Board of Land and  
Natural Resources  
State of Hawaii  
Honolulu, Hawaii

**MODIFICATION/SUPPLEMENT NO. 1 TO LEASE NO. DOT-A-09-0075  
FAA AGREEMENT NO. DTFAWP-090-L-00013  
U.S. FEDERAL AVIATION ADMINISTRATION  
KONA INTERNATIONAL AIRPORT AT KEAHOLE**

**HAWAII**

**PURPOSE:**

On October 9, 2009, under agenda Item M-2, the Land Board authorized the Department of Transportation (DOT) to issue Lease DOT-A-09-0075 to the U.S. Federal Aviation Administration (FAA) to construct, operate and maintain a new Airport Traffic Control Tower (ATCT) facility at Kona International Airport at Keahole.

The lease includes three easements. FAA is requesting to modify Easement 3 and add Easement 4. Both easements are non-exclusive easements for utility purposes.

**APPLICANT:**

U.S. Federal Aviation Administration

**LEGAL REFERENCE:**

Section 171-11 and 171-95, Hawaii Revised Statutes

**AREA:**

1. Existing Easement 3 will be modified from 1.128 acres to approximately 19,150 square feet
2. Add Easement 4 consisting of approximately 14,091 square feet.

LOCATION AND TAX MAP KEY:

Portion of Kona International Airport at Keahole, Island of Hawaii, identified by Tax  
Map Key: 3<sup>rd</sup> Division 7-3-43

ZONING:

State Land Use District:	Urban
County of Hawaii CZO:	Industrial (MG1a)

LAND TITLE STATUS:

Section 5(b), Hawaii Admissions Act: Ceded  
DHHL, 30% entitlement lands: No

CURRENT USE STATUS:

Aeronautical

CHARACTER OF USE:

Construction, operation and maintenance of a replacement Airport Traffic Control Tower

TERM OF LEASE:

October 1, 2009 through September 30, 2049, inclusive

RENTAL:

Gratis for the lease in accordance with the terms of the Grant Assurances from the FAA

CHAPTER 343, HRS - ENVIRONMENTAL ASSESSMENT:

The FAA shall be responsible for compliance with Chapter 343, HRS, as amended.


REMARKS:

The DOT is obligated under the Grant Assurances to provide FAA, at no cost, with sites for use in connection with air traffic control activities. DOT, in the public interest, has no objection to the land areas required by the FAA for this project. All other terms and conditions of the Lease shall remain unchanged.

RECOMMENDATION:

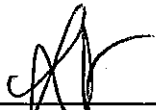
That the Board authorize the DOT to amend Lease No. DOT-A-09-00075 for the new ATCT facility subject to: (1) the terms and conditions outlined above, (2) such terms and conditions as may be prescribed by the Interim Director of Transportation to best serve the interests of the State; and (3) review and approval of the Department of the Attorney General as to the modification/supplement's form and content.

Respectfully submitted,



MICHAEL D. FORMBY  
Interim Director of Transportation

APPROVED FOR SUBMITTAL:



LAURA H. THIEL  
Chairperson and Member

**NON-EXCLUSIVE EASEMENT "3" FOR UTILITY PURPOSES**  
**RTR DUCT BANK**

**PARCEL 1:**

**BEING A PORTION OF KEAHOLE AIRPORT,  
GOVERNOR'S EXECUTIVE ORDER NO. 3074,**

**SITUATE AT HAMANAMANA, NORTH KONA, ISLAND OF HAWAII, HAWAII**

**TAX MAP KEY: (3<sup>RD</sup> Div.) 7-3-043: PORTION 003**

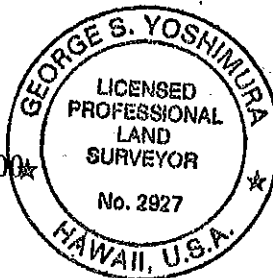
Beginning at a point on the North line of this parcel of land, being the Southwest corner of the Airport Traffic Control Tower Site lot, the coordinates of said point of beginning referred to Hawaii State Plane Coordinate System, Zone 1, NAD 83, being 330,866.19 feet North and 1,454,250.39 feet East and running by azimuths measured clockwise from Grid South:

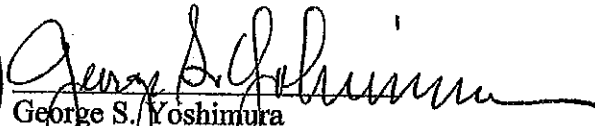
1.     275°   00'             275.05 feet;
2.     5°    00'             10.00 feet;
3.     95°   00'             310.37 feet;
4.     185°  00'             10.00 feet;
5.     275°  00'             35.32 feet to the point of beginning and containing an area of  
                                  3,104 square feet, as shown on the attached  
                                  Exhibit "D-2".

AECOM

Description prepared by:

1001 Bishop Street, Suite 1600★  
Honolulu, Hawaii 96813  
October 4, 2010



  
George S. Yoshimura  
Licensed Professional Land Surveyor  
Certificate No. 2927, Expires 4/30/12

**AECOM**

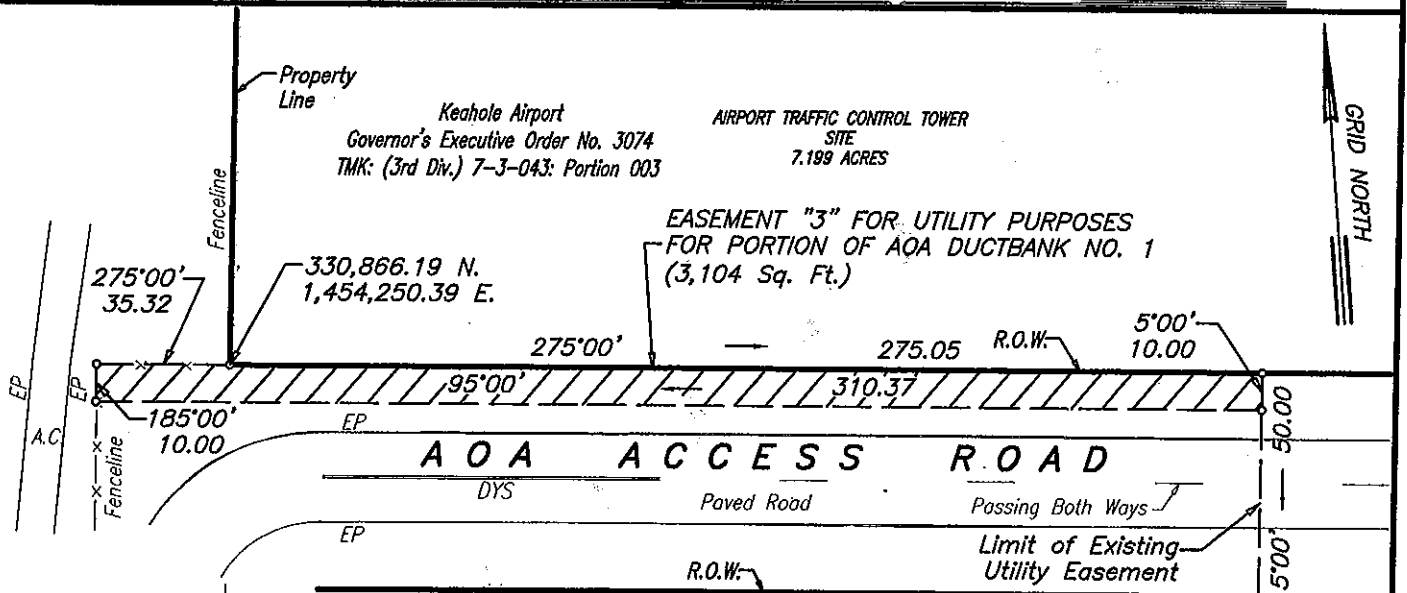
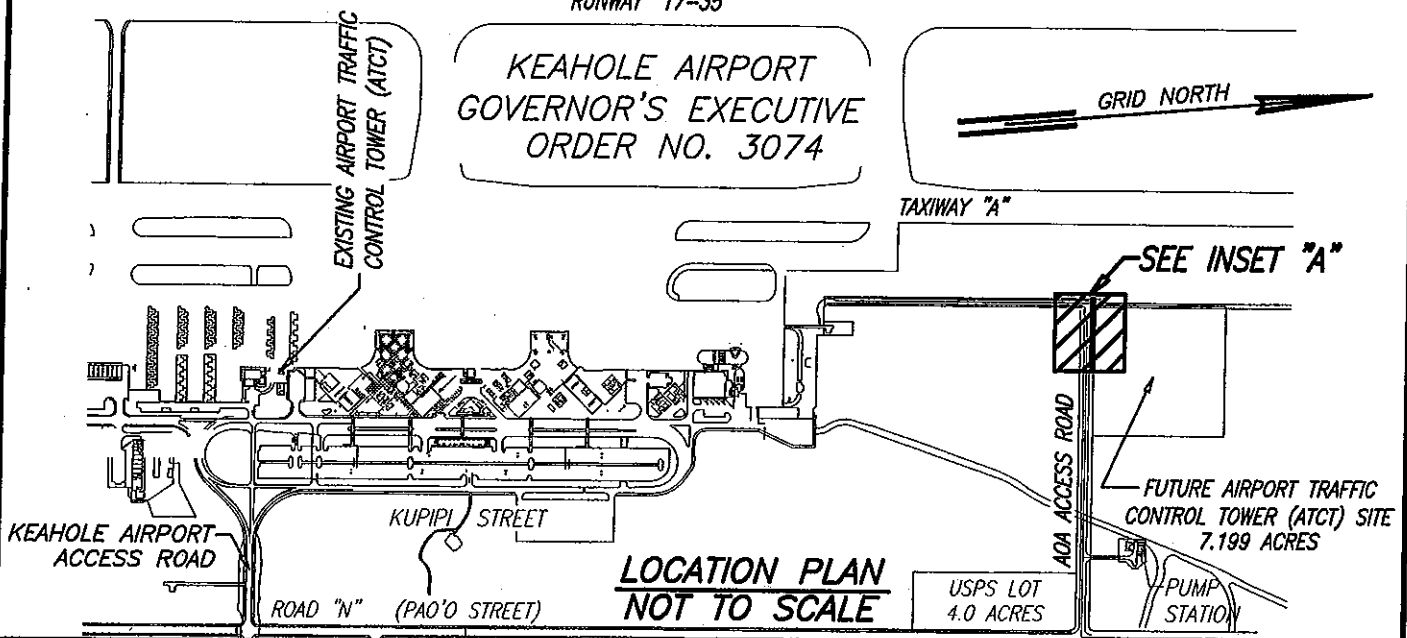
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1001 BISHOP STREET, SUITE 1600 • HONOLULU, HAWAII 96813

EXHIBIT "D-1"

RUNWAY "17-35"

KEAHOLE AIRPORT  
GOVERNOR'S EXECUTIVE  
ORDER NO. 3074

GRID NORTH



**INSET "A"**

**NOTES:**

1. ALL AZIMUTHS ARE MEASURED CLOCKWISE FROM GRID SOUTH
2. COORDINATES ARE REFERRED TO HAWAII STATE PLANE COORDINATE SYSTEM, ZONE 1, NAD 83



Scale: 1" = 50'

GRAPHIC SCALE IN FEET

DEPT. OF TRANSPORTATION  
AIRPORTS DIVISION  
STATE OF HAWAII  
KEAHOLE AIRPORT

FAA PROPERTY DESCRIPTION  
EASEMENT "3" FOR UTILITY PURPOSES-PARCEL 1  
FOR PORTION AOA DUCTBANK NO. 1

EXHIBIT "D-2"

October 4, 2010

**PARCEL 2:**

**BEING A PORTION OF KEAHOLE AIRPORT,  
GOVERNOR'S EXECUTIVE ORDER NO. 3074,**

**SITUATE AT HAMANAMANA AND KALAOA 1<sup>ST</sup> TO 4<sup>TH</sup>,  
NORTH KONA, ISLAND OF HAWAII, HAWAII**

**TAX MAP KEY: (3<sup>RD</sup> Div.) 7-3-043: PORTION 003**

Beginning at the Northeast corner of this parcel of land, the coordinates of said point of beginning referred to Hawaii State Plane Coordinate System, Zone 1, NAD 83, being 330,869.27 feet North and 1,454,215.20 feet East and running by azimuths measured clockwise from Grid South:

- |     |          |              |   |
|-----|----------|--------------|---|
| 1.  | 5° 00'   | 10.00 feet;  |   |
| 2.  | 95° 00'  | 486.54 feet; |   |
| 3.  | 5° 00'   | 535.48 feet; |   |
| 4.  | 18° 20'  | 199.20 feet; |   |
| 5.  | 3° 10'   | 14.90 feet;  |   |
| 6.  | 93° 10'  | 16.51 feet;  |   |
| 7.  | 183° 10' | 14.91 feet;  |   |
| 8.  | 273° 10' | 6.15 feet;   |   |
| 9.  | 198° 20' | 200.74 feet; |   |
| 10. | 185° 00' | 544.30 feet; |   |
| 11. | 275° 00' | 496.54 feet  | to the point of beginning and containing an area of 12,559 square feet, as shown on the attached Exhibit "E-2". |

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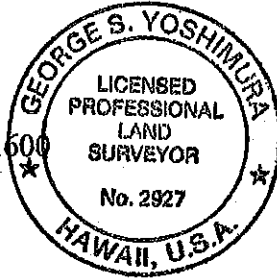
**AECOM**

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AECOM

Description prepared by:

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October 4, 2010

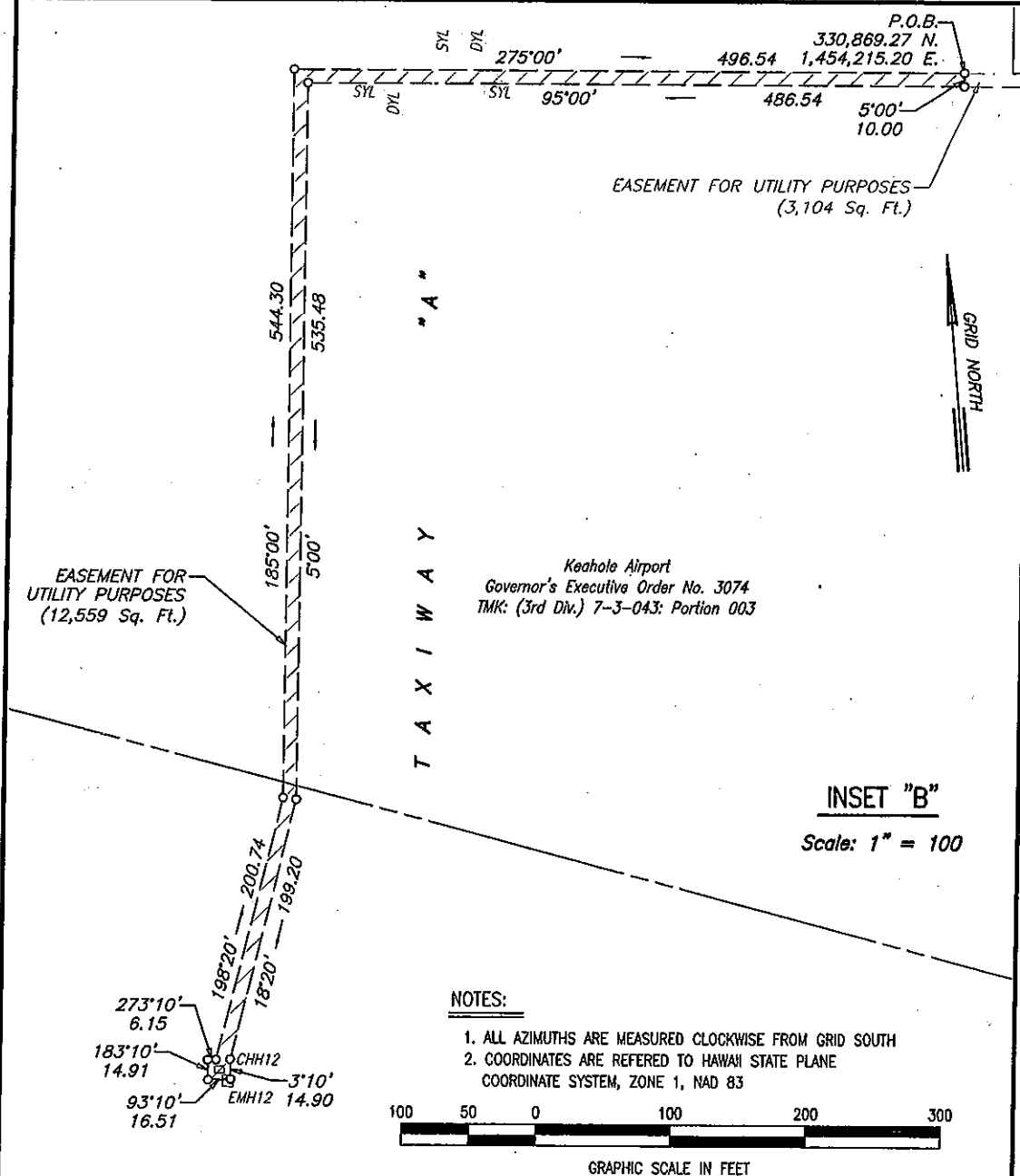
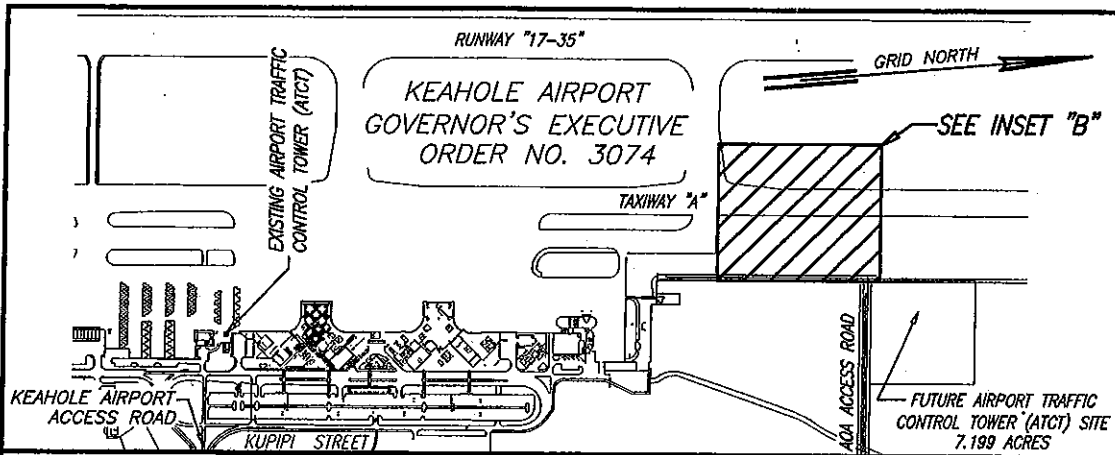


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DEPT. OF TRANSPORTATION  
AIRPORTS DIVISION  
STATE OF HAWAII  
KEAHOLE AIRPORT

FAA PROPERTY DESCRIPTION  
EASEMENT "3" FOR UTILITY PURPOSES-PARCEL 2

EXHIBIT "E-2"

October 4, 2010



2  
Exhibit "F"

**PARCEL 3:**

**BEING A PORTION OF KEAHOLE AIRPORT,  
GOVERNOR'S EXECUTIVE ORDER NO. 3074,**

**SITUATE AT KALAOA 1<sup>ST</sup> TO 4<sup>TH</sup>, NORTH KONA, ISLAND OF HAWAII, HAWAII**

**TAX MAP KEY: (3<sup>RD</sup> Div.) 7-3-043: PORTION 003**

Beginning at a point on the Northeast corner of this parcel of land, the coordinates of said point of beginning referred to Hawaii State Plane Coordinate System, Zone 1, NAD 83, being 327,325.84 feet North and 1,454,257.06 feet East and running by azimuths measured clockwise from Grid South:

- |    |              |             |
|----|--------------|-------------|
| 1. | 7° 20'       | 10.01 feet; |
| 2. | 94° 57'      | 46.86 feet; |
| 3. | 184° 57'     | 68.78 feet; |
| 4. | 96° 08' 40"  | 10.03 feet; |
| 5. | 186° 08' 40" | 10.00 feet; |
| 6. | 276° 08' 40" | 10.03 feet; |

thence on a curve to the right having a radius of 10.00 feet, the chord azimuth and distance being:

- |    |              |             |
|----|--------------|-------------|
| 7. | 320° 32' 50" | 13.99 feet; |
| 8. | 4° 57'       | 58.78 feet; |
| 9. | 274° 57'     | 37.28 feet  |

to the point of beginning and containing an area of 1,236 square feet, as shown on the attached Exhibit "G-2".

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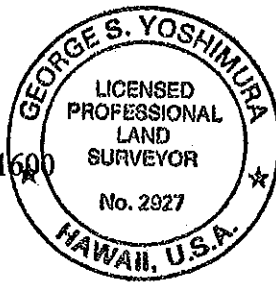
**AECOM**

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AECOM

Description prepared by:

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October 4, 2010



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RUNWAY "17-35"

KEAHOLE AIRPORT  
GOVERNOR'S EXECUTIVE  
ORDER NO. 3074

GRID NORTH

TAXIWAY "A"

SEE INSET "C"

EXISTING AIRPORT TRAFFIC  
CONTROL TOWER (ATCT)

KEAHOLE AIRPORT  
ACCESS ROAD

KUPIPI STREET

ROAD "N" (PAO'O STREET)

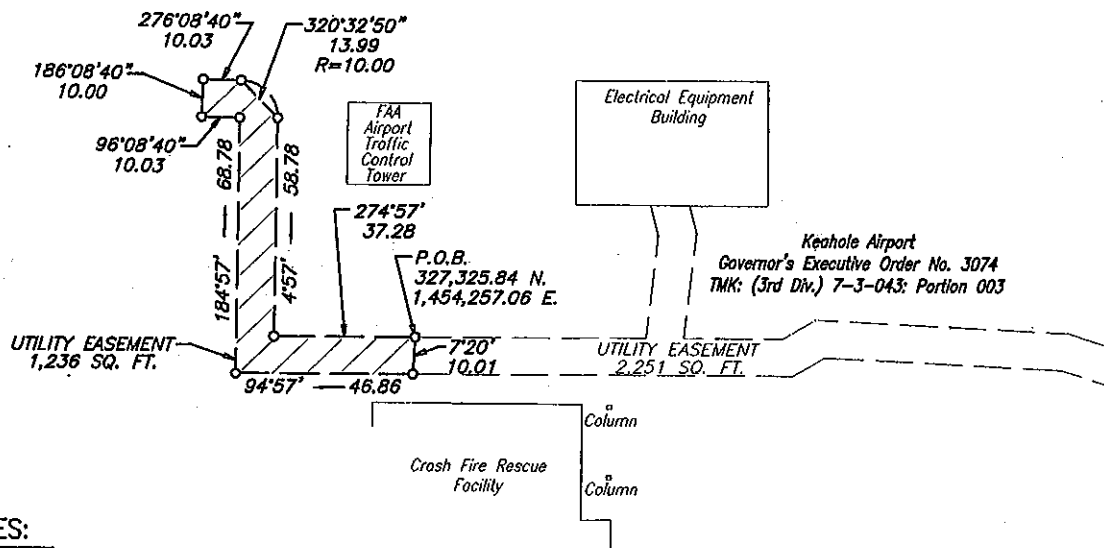
LOCATION PLAN  
NOT TO SCALE

USPS LOT  
4.0 ACRES

FUTURE AIRPORT TRAFFIC  
CONTROL TOWER (ATCT) SITE  
7.199 ACRES

PUMP  
STATION

AOA ACCESS ROAD

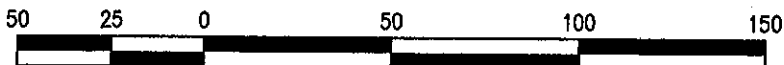


NOTES:

1. ALL AZIMUTHS ARE MEASURED CLOCKWISE FROM GRID SOUTH
2. COORDINATES ARE REFERRED TO HAWAII STATE PLANE COORDINATE SYSTEM, ZONE 1, NAD 83

INSET "C"

Scale: 1" = 50'



GRAPHIC SCALE IN FEET

DEPT. OF TRANSPORTATION  
AIRPORTS DIVISION  
STATE OF HAWAII  
KEAHOLE AIRPORT

FAA PROPERTY DESCRIPTION  
EASEMENT "3" FOR UTILITY PURPOSES-PARCEL 3  
EXHIBIT "G-2"

October 4, 2010

**PARCEL 4:**

**BEING A PORTION OF KEAHOLE AIRPORT,  
GOVERNOR'S EXECUTIVE ORDER NO. 3074,**

**SITUATE AT KALAOA 1<sup>ST</sup> TO 4<sup>TH</sup>, NORTH KONA, ISLAND OF HAWAII, HAWAII**

**TAX MAP KEY: (3<sup>RD</sup> Div.) 7-3-043: PORTION 003**

Beginning at a point on the Northwest corner of this parcel of land, the coordinates of said point of beginning referred to Hawaii State Plane Coordinate System, Zone 1, NAD 83, being 327,325.84 feet North and 1,454,257.06 feet East and running by azimuths measured clockwise from Grid South:

1. 274° 57' 09" 61.81 feet;
2. 190° 54' 54" 27.82 feet;
3. 169° 42' 28" 8.42 feet;
4. 275° 03' 12" 10.37 feet;
5. 349° 42' 28" 7.55 feet;
6. 10° 54' 54" 28.65 feet;
7. 274° 57' 09" 26.53 feet;
8. 243° 47' 20" 9.97 feet;
9. 277° 40' 39" 67.75 feet;
10. 292° 48' 43" 12.61 feet;
11. 3° 09' 12" 2.82 feet;
12. 7° 47' 21" 7.60 feet;

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**AECOM**

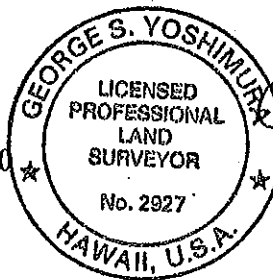
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13. 112° 48' 43" 14.20 feet;  
14. 97° 40' 39" 63.37 feet;  
15. 63° 47' 20" 9.71 feet;  
16. 94° 57' 09" 101.60 feet;  
17. 187° 19' 57" 10.01 feet to the point of beginning and containing an area of 2,251 square feet, as shown on the attached Exhibit "H-2".

AECOM

Description prepared by:

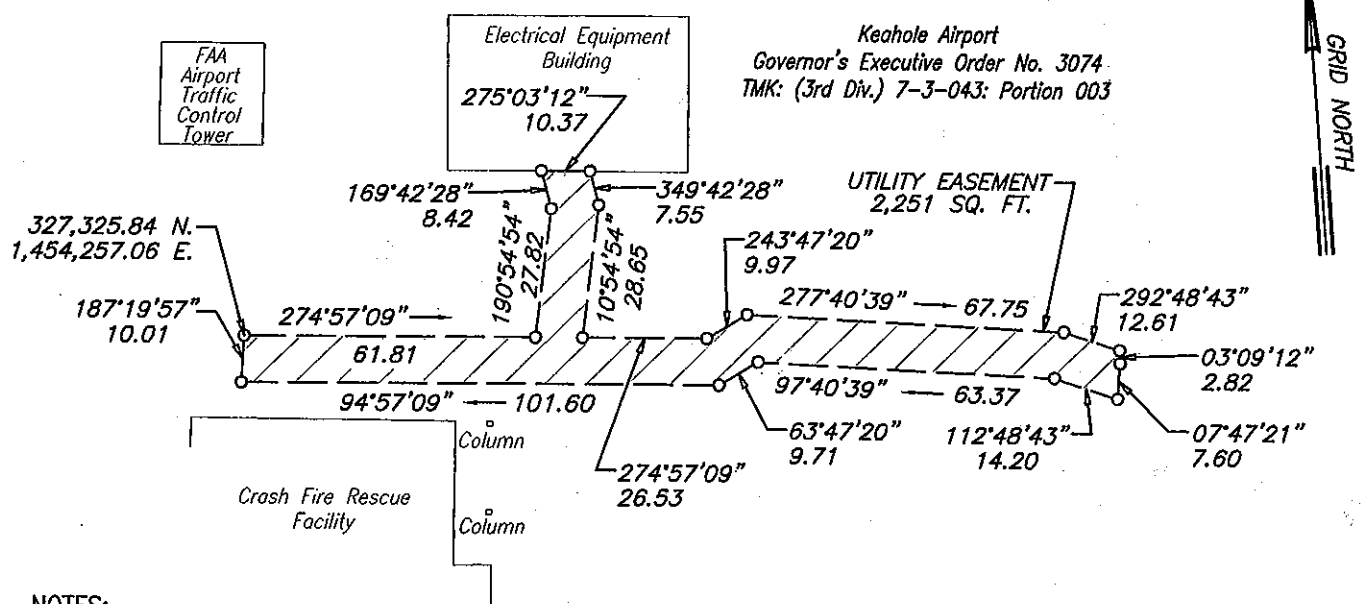
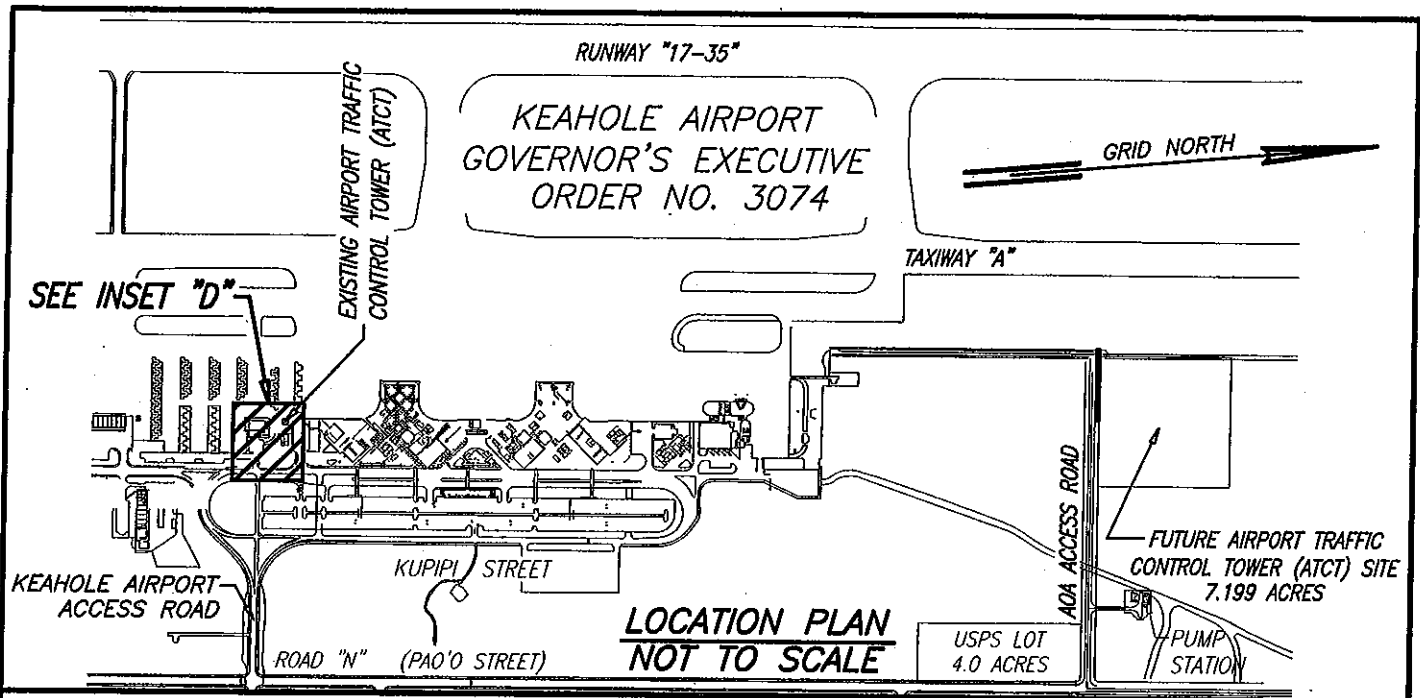
1001 Bishop Street, Suite 1600  
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October 4, 2010



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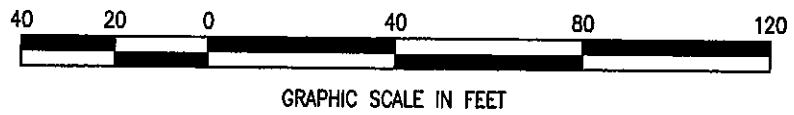


**NOTES:**

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2. COORDINATES ARE REFERED TO HAWAII STATE PLANE COORDINATE SYSTEM, ZONE 1, NAD 83

**INSET "D"**

Scale: 1" = 40'



DEPT. OF TRANSPORTATION  
AIRPORTS DIVISION  
STATE OF HAWAII  
KEAHOLE AIRPORT

FAA PROPERTY DESCRIPTION  
EASEMENT "3" FOR UTILITY PURPOSES-PARCEL 4  
EXHIBIT "H-2"

October 4, 2010

NON-EXCLUSIVE EASEMENT "4" FOR UTILITY PURPOSES

**BEING A PORTION OF KEAHOLE AIRPORT,  
GOVERNOR'S EXECUTIVE ORDER NO. 3074,**

**SITUATE AT HAMANAMANA, NORTH KONA, ISLAND OF HAWAII, HAWAII**

**TAX MAP KEY: (3<sup>RD</sup> Div.) 7-3-043: PORTION 003**

Beginning at a point on the Northwest corner of this parcel of land, being also Baseline Station 1+88.98 of the AOA Access Road, the coordinates of said point of beginning referred to Hawaii State Plane Coordinate System, Zone 1, NAD 83, being 330,758.47 feet North and 1,455,481.56 feet East, and running by azimuths measured clockwise from Grid South:

1. 275° 00' 143.98 feet;

thence on a curve to the left with  
a radius of 20.00 feet, the chord  
azimuth and distance being:

2. 230° 00' 28.28 feet;

3. 275° 00' 15.00 feet;

4. 5° 00' 100.00 feet;

5. 95° 00' 15.00 feet;

thence on a curve to the left with  
a radius of 20.00 feet, the chord  
azimuth and distance being:

6. 140° 00' 28.28 feet;

7. 95° 00' 230.00 feet;

8. 185° 00' 30.00 feet;

9. 275° 00' 86.02 feet;

**AECOM**

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EXHIBIT "I-1"



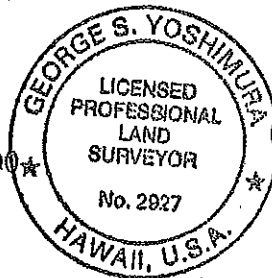
10. 185° 00'

30.00 feet to the point of beginning and containing an area of 14,091 square feet, as shown on the attached Exhibit "I-2".

AECOM

Description prepared by:

1001 Bishop Street, Suite 1600  
Honolulu, Hawaii 96813  
June 29, 2010

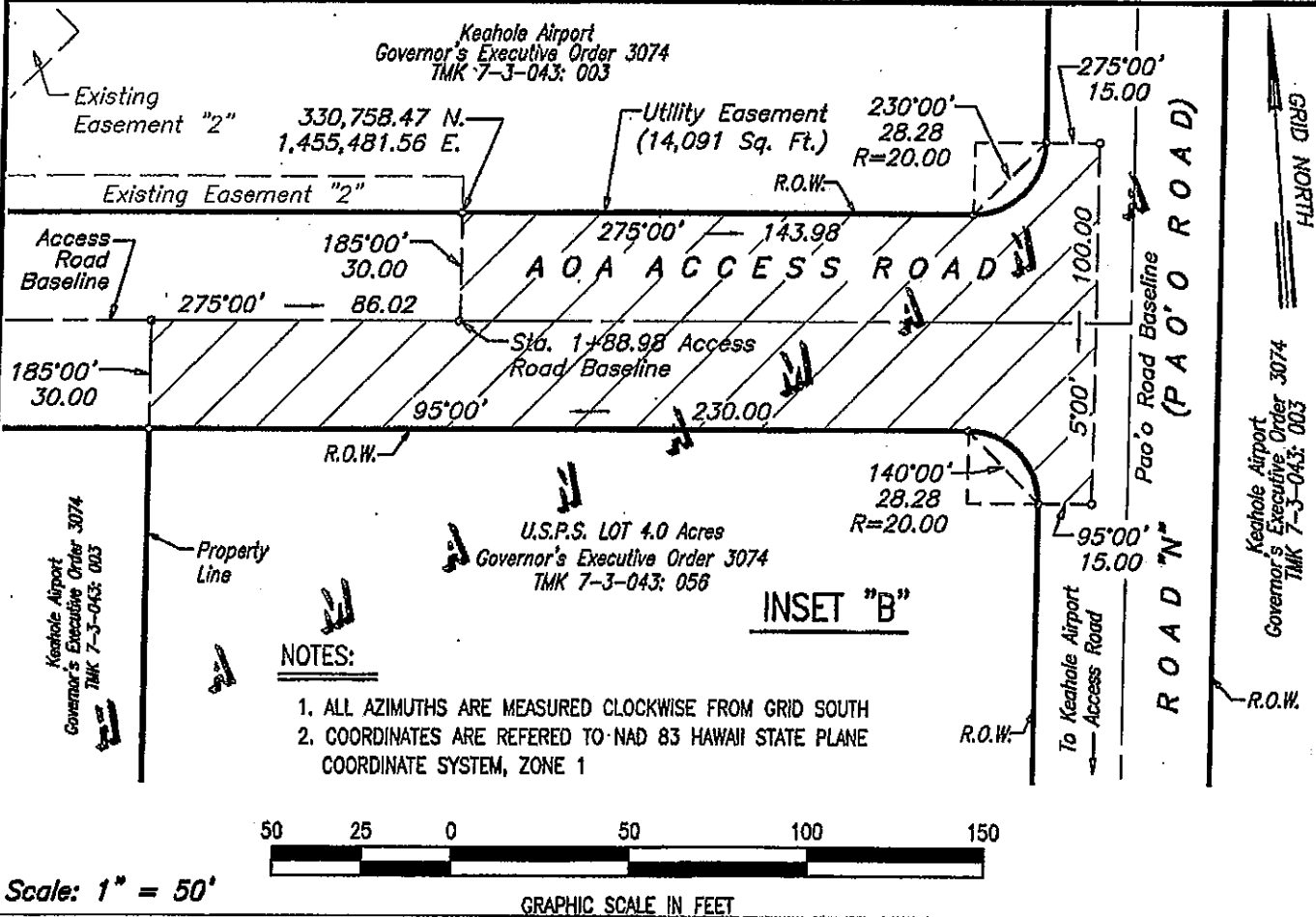
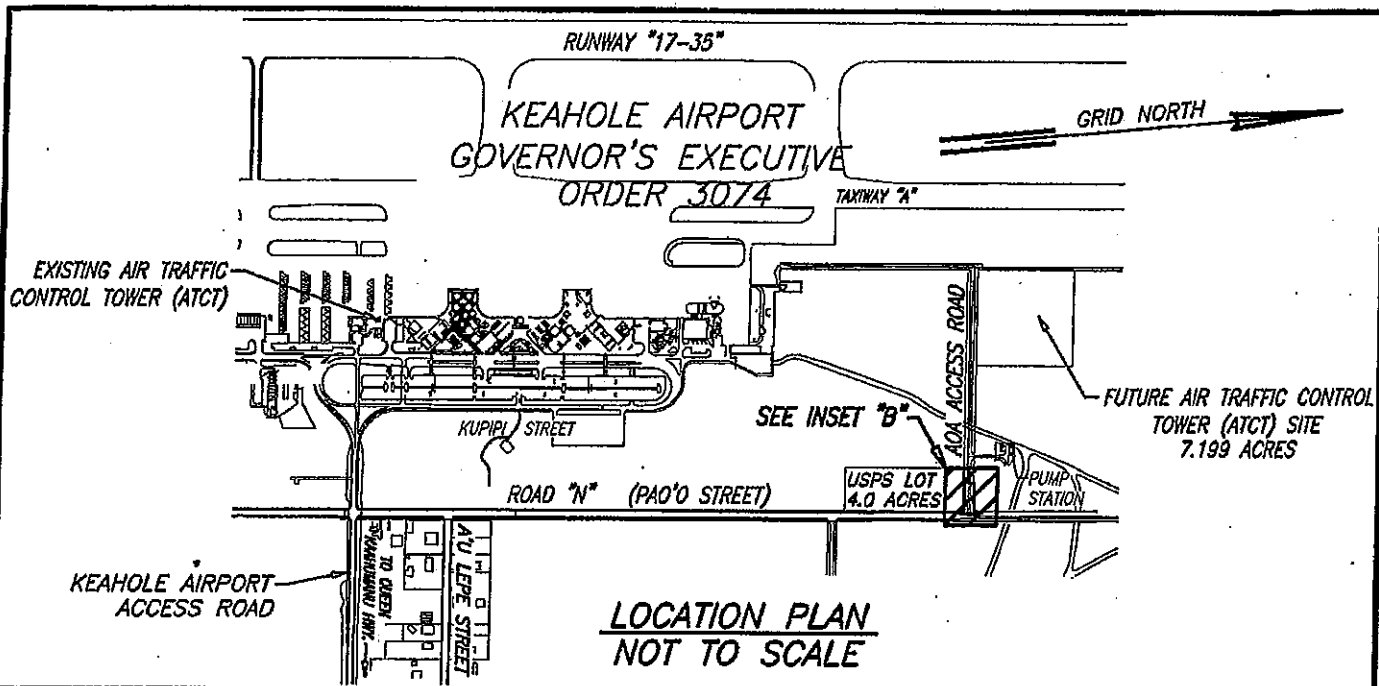


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EXHIBIT "I-1"



DEPT. OF TRANSPORTATION  
AIRPORTS DIVISION  
STATE OF HAWAII  
KEAHOLE AIRPORT

FAA PROPERTY DESCRIPTION

UTILITY EASEMENT

EXHIBIT "I-2"

June 29, 2010